

38810

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That

Beverly J. Iverson

for the consideration hereinafter stated to the grantor paid by Beverly J. Iverson and hereinafter called the grantor, Beverly J. Iverson and LaVonne B. Schmoll and LaVerne W. Iverson** (joint tenants with rights of survivorship), hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

The North one-half of Lot 27, FAIRACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land, and rules, regulations, liens and assessments of water users and sanitation districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

This 1/2 acre lot has 69.6 + frontage feet (includes large driveway portion)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of January, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Beverly J. Iverson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.Jan 4, 1980.

Personally appeared the above named

Beverly J. Iverson

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Darlene E. Kopp

Notary Public for Oregon

My commission expires 11/12/83

STATE OF OREGON, County of _____) ss.

, 19 _____

Personally appeared _____

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

Beverly J. Iverson

1142 Kane St.

Klamath Falls, Ore.

GRANTOR'S NAME AND ADDRESS

97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Beverly J. Iverson

P.O. Box 934

Klamath Falls, Or, 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Beverly J. Iverson

P.O. Box 934

Klamath Falls, Or, 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16 day of July, 1980, at 10:02 o'clock A. M., and recorded in book 18 on page 11879 or as file reel number 38810

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

-Recording Officer

By *Ann Smith* Deputy

Fee: \$1.00

Index: \$1.00

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